

DRAFT

NOTICE OF PUBLIC HEARING

(Published in the Manhattan Mercury on January 24, 2005)

STATE OF KANSAS)
COUNTY OF RILEY)

TO: Property owners of Riley County and all other persons concerned:

Public notice is hereby given that the Riley County Planning Board requests the following amendment to the Subdivision Regulations of Riley County to provide for more efficient and equitable administration.

SUBDIVISION REGULATIONS

SECTION 1 – PURPOSE, AUTHORITY AND JURISDICTION

Change Paragraph 4 as indicated below (deletions are struckout, additions are in italics):

4. These regulations, administered by the County Planning & Development Department Zoning Officer, Riley County Planning Board and Board of County Commissioners, shall govern the subdividing of land within Riley County in accordance with the specific requirements contained herein and shall apply to:
- a. The dividing of any lot or tract of land into two or more lots or tracts, either of which contains less than 20 acres, for any purpose *with the following exceptions: except* ~~“Agriculture Uses” as defined in Section 2 herein.~~
 - 1) *Whenever 2 or more houses on separate tracts are proposed to be served by a common drive (i.e. a private street or road as defined herein), the tracts, regardless of the size, must be platted and the drive must be dedicated as a public road in accordance with the standards for public roads specified herein; and*
 - 2) *“Agriculture Uses”, as defined in Section 2 herein, shall be ex empt from all subdivision regulations as mandated by State law.*

SECTION 2 – DEFINITIONS

Insert the following definition:

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PRIVATE STREET OR ROAD: *A non-dedicated way which forms the principal vehicular access to two or more properties. A private drive serving only one residence is not considered a private street or road.*

SECTION 4 – STANDARDS OF DESIGN

Change Paragraph 4 as indicated below (deletions are struckout, additions are in italics):

4. Except in unusual cases, no dead-end streets, other than cul-de-sac treatments, will be approved unless such dead-end streets are provided to connect with future streets in adjacent land. There shall be no private streets *or roads* platted in any subdivision. Every subdivision *and every subdivision lot* shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets.

You are hereby notified that the Riley County Planning Board will hold a public hearing concerning the aforesaid amendment. Said hearing to be held Monday February 14, 2005 at 7:30 p.m. in the Commission Meeting Room, Riley County Office Building, Manhattan, Kansas.

RILEY COUNTY PLANNING BOARD
of Riley County, Kansas